

BLACK CANYON BUSINESS PARK

2331 W ROYAL PALM RD • PHOENIX, AZ 85021



- 12 Building Office/Industrial Park
- Extensive exterior improvements
- Available suite sizes to meet all needs
- 20% to 100% standard office buildout and office improvements
- Excellent access to I-17 freeway
- Parking ratio 5:1,000
- Covered and uncovered parking
- Updated landscaping, new ownership, on-site management and leasing office

Property Summary

| | |
|----------------------|--------------|
| AVAILABLE SF | 585-3,191 SF |
| BUILDING SIZE | 171,288 SF |
| MARKET | Phoenix |

For more information, please contact:

RICKY BORANE

LEASING MANAGER
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LEASING AGENT
CUTLER COMMERCIAL
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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|-----|-----|
| 2321 | 2321-L | 3,107 | 0 | 0 | IND | 0 | N/A | N/A |
| 2338 | 2338-AB | 2,138 | 0 | 0 | IND | 0 | N/A | N/A |
| 2338 | 2338-C | 585 | 0 | 0 | OFF | 0 | N/A | N/A |
| 8102 | 8102-A | 3,084 | 3,084 | 100 | OFF | 0 | 0 | 0 |
| 8102 | 8102-B | 3,191 | 0 | 0 | OFF | 0 | N/A | N/A |
| 8146 | 8146-J | 1,120 | 1,120 | 100 | OFF | 0 | 1 | 0 |
| 8155 | 8155-F | 1,331 | 0 | 0 | IND | 0 | N/A | N/A |

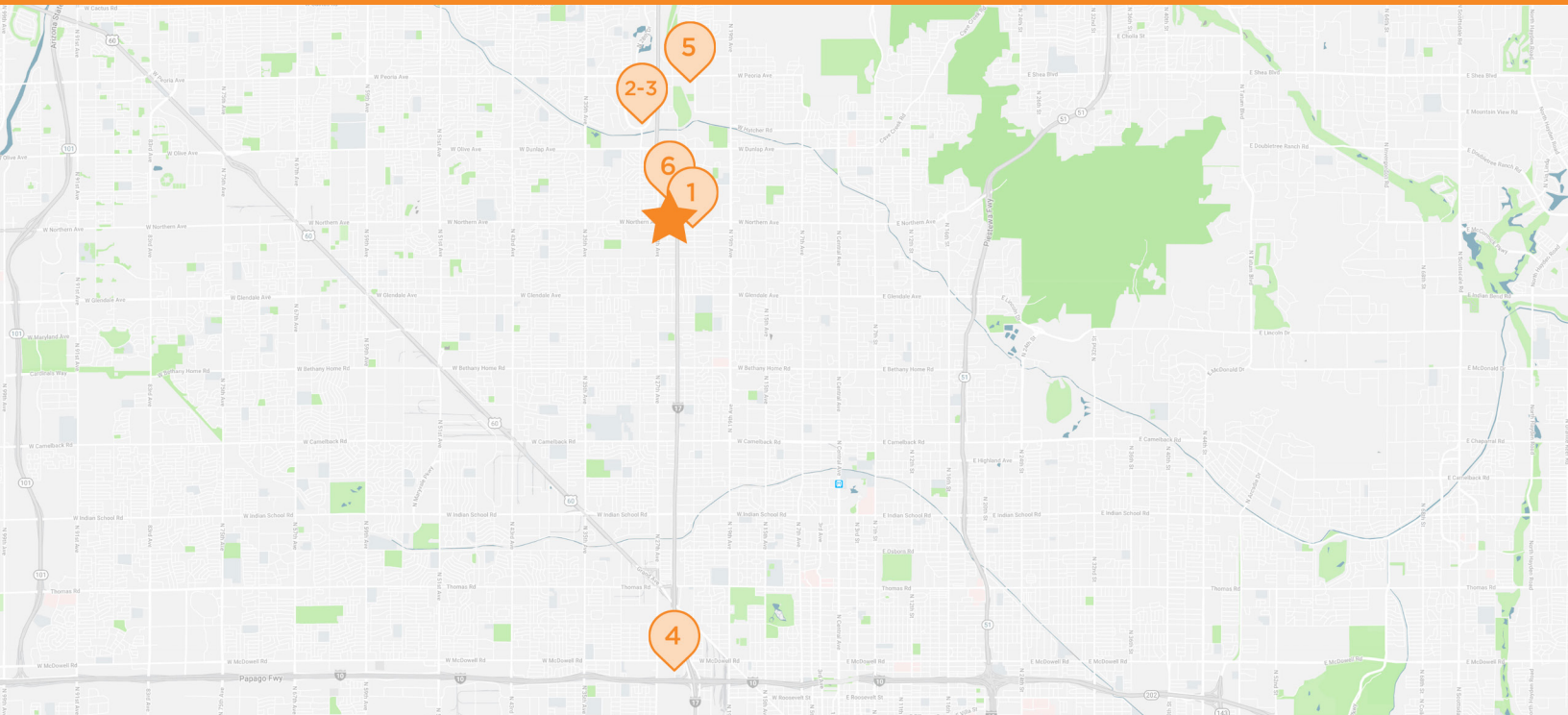
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8027 N. Black Canyon Hwy., Phoenix, AZ 85021

1

WELLS FARGO

2302 W. Northern Ave.
Phoenix, AZ

2

SEARS

9617 N. Metro Pkwy. W
Phoenix, AZ

3

METROCENTER MALL

9617 N. Metro Pkwy. W
Phoenix, AZ

4

CACTUS RECYCLING

2522 W. McDowell Rd.
Phoenix, AZ

5

FEDEX SHIPPING

2320 W. Peoria
Phoenix, AZ

6

US POST OFFICE

8155 N Black Canyon Hwy.
Phoenix, AZ